

BOARD OF ASSESSORS
April 4, 2012
BEDFORD TOWN HALL

CALL TO ORDER: Chairman Bruce Murphy called the meeting to order at 7:00 PM in the second floor conference room.

ROLL CALL: Members Present: Chairman Bruce Murphy, Clerk John Linz, member Ron Cordes, and Associate Assessor Bruce Morgan.

GUESTS: Robert Kalantari (Bedford resident); Salvatore DeVellis, Eric Gordon and Carole Hebb, and Nat Brown (abatement applicants).

MINUTES: The minutes for the meeting of March 29, 2012 were provided. John Linz made a motion to approve the minutes, seconded by Ron Cordes. A unanimous vote was taken on the motion to approve the minutes as written.

BUSINESS:

1. Salvatore DeVellis of 4 Willard Circle was present for the abatement hearing regarding his property. Mr. DeVellis gave the Board an 8-page handout and talked about the impact of wetlands on his property as well as comparing his value to that of neighbors and discussing changes to this property record card. John Linz talked about significant differences between the subject property and most others on Willard Circle and about how common wetlands are throughout the town. The record card and comparable sales were reviewed and the Board voted to deny the abatement request.
2. Eric Gordon and Carole Hebb of 101 Davis Road discussed their abatement request and presented information on their property and others along Davis Road. They also discussed sales that they thought were relevant to their FY12 value. The record card and comparable sales were reviewed and the Board voted to abate the value to \$615,000.
3. Nat Brown discussed 4 properties with abatement applications to be considered. The property at 251 Concord Rd was discussed and salient factors included the odd-shaped lot, questions of access, and the building being uninhabitable and beyond repair. It was pointed out by the Board that there is already a 20% discount on the land due to the difficulties cited above. The Board voted to abate the property to the FY12 land value of \$213,700. The property at 3 Mudge Way was discussed. Bruce Morgan pointed out that there was an error in the living area of the house due to a sketch labeling mistake. The Board voted to abate the value to \$465,000. The property at 1 Turfmeadow Rd was discussed. Salient factors included that the basement is very wet and that it is at the end of a very long private dirt road. Bruce Morgan related that Robert Hilsinger met with Bedford Building Inspector Dan Sullivan regarding the

possibility of a second building lot. It was decided that the decision on the application should be postponed to a later date and that Bruce Morgan and Mr. Brown should confer with Building Commissioner Chris Laskey regarding the potential of a second building lot. The property at 200 Concord Rd was discussed. The main area of discussion for Mr. Brown was whether the property should be considered as a two-family or a single family house because of the second kitchen. Bruce Morgan clarified that there are many properties in town that are classified as two-family properties simply because they have a second kitchen and that many of them, including the subject, should be classified as single family properties with accessory kitchens. The Board voted to abate the value to \$445,000.

4. The property at 45 Liberty Rd, for which an abatement request was denied on 3/7/2012, was reconsidered based on new information related to the value of the accessory kitchen in the basement. The Board voted to abate the value to \$837,600 with the stipulation, as required by the Department of Revenue, that the taxpayer sign a letter agreeing not to file with the Appellate Tax Board.

5. Materials regarding the noise levels at 7 Ridgewood Lane were brought to the office by the owner of the property and then forwarded to all Board members for their review and deliberation at a future meeting.

6. Seven total residential abatement applications were discussed and decided (including those detailed above) and decisions were made to approve 6 value changes and deny 1 application. The approvals were: 101 Davis Rd to \$615,000; 200 Concord Rd to \$445,000; 251 Concord Rd to \$213,700; 3 Mudge Way to \$465,000; 186 Concord Rd to \$370,000; and 45 Liberty Rd to \$837,600. Three personal property abatement applications were also decided, with two approved and one denied. The approvals were: 180 Hanscom Rd to \$168,690 and 22 Crosby Dr was abated in full due to being a duplicate account. The denial was for 180 South Rd.

7. A clause 18 hardship exemption for Mr. Lloyd Block was discussed and it was voted to grant a tax reduction so that Mr. Block will pay 33% of his FY12 taxes owed for real estate and the Community Preservation Act.

8. Signatures were completed as required.

Adjournment:

Being no other business, John Linz made a motion to adjourn the Open Meeting, seconded by Ron Cordes. There was no discussion on the motion and all members present voted affirmative. The meeting was adjourned at 11:40 PM.

Bruce Morgan, Associate Assessor

Approved by the BOA April 11, 2012

John Linz, Clerk